# ALLIED
## Neighborhoods Association

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Date: May 14, 2021

To: Council Committee on Legislation

Re: Senate Bill 9

Dear Chair Friedman and Committee Members Harmon and Sneddon,

Allied Neighborhoods Association has been working for almost five decades to preserve and protect the City and its neighborhoods through conservation and good planning. Representatives from our neighborhoods speak for many residents and we are opposed to State Senate Bill 9 (SB9).

Allied requests that you execute option #4 on the Agenda: *Direct staff to prepare advocacy letters that are consistent with the City's Legislative Platform.* We request a letter in opposition to SB 9.

The City of Santa Barbara Legislative Platform (June 18, 2019) includes:

**Page 2: Local Authority and Discretion**

Oppose legislation or regulation that restricts local authority and discretion.

**Page 24: Planning and Zoning**

Oppose legislation or constitutional amendments that weaken or interfere with the powers of charter cities and support the preservation of local autonomy or home rule authority.

Oppose legislation that would preempt local land use and design authority and restrict the ability to impose development and design regulations/standards over development projects.

Certainly, there is a need for more housing in our City — especially moderate income affordable housing (the "missing middle"). There is nothing in SB 9 that requires these new units to be affordable. Nor is there any data to prove that simply increasing density lowers housing costs, especially in high demand coastal cities such as Santa Barbara.

With SB 9, there are still questions and possible amendments related to the maximum number of units allowed. It could be 6 or 8 units per lot (e.g. a 7500 sf lot); currently single family zones allow 1 house, plus a Jr ADU and an ADU. SB9 is ministerial approval only, no public input or hearings, lot split by right, no CEQA review, and no affordable housing component. The current bill text version also appears to have no exclusions for our high fire hazard severity zones.

SB 9 will create very attractive opportunities for real estate developers. Gentrification will accelerate, and low and moderate income renters will lose their housing and be unable to afford the newer units. Down the road, we will see our neighborhood character disappear, with possible infrastructure impacts such as heavier sewer flows, and concern for our limited water resources.

Santa Barbara was among the first in the nation to establish exemplary city planning which has drawn international admiration. This bill takes away local control from capable hands who serve our community and robs us of our ability to handle our housing issues in ways specifically suited to our town and its needs.

At a recent meeting on RHNA, Santa Barbara city staff said we have sufficient zoning capacity for the upcoming requirements (Cycle 6, 2023-2031) — this is due to the new ADU laws and recent AUD local zoning changes. And in addition, we are in the process of updating our multi-family housing program, to provide more housing.

The solutions set forth in SB 9 may be applicable in some cities of our State, yet not in Santa Barbara. One size does not fit all! We respectfully ask you that you send a letter to the California State Legislature OPPOSING SB 9.

Sincerely,

Allied Neighborhoods Association

P.S. SB 10. There might be concerns also with SB10 and our Legislative Platform. We assume that the City's professional staff, planners and attorneys, will advise you on that.

Cc: Mayor Cathy Murillo
Mayor Pro Tem Oscar Gutierrez
Council Member Alejandra Gutierrez
Council Member Jordan
Ariel Calonne
Matt Fore
Paul Casey
Dan Gullett
Renee Brooke